

AN ORDINANCE
BY:

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Large handwritten signature or initials

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW CHAPTER TO BE ENTITLED, 18U, SANDTOWN OVERLAY DISTRICT; TO ESTABLISH DESIGN GUIDELINES FOR SAID DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID DISTRICT FOR THE SANDTOWN COMMUNITY; TO AMEND THE CITY OF ATLANTA ZONING MAPS; TO MODIFY THE ZONING PROCESS FOR ANNEXATIONS; AND FOR OTHER PURPOSES.

WHEREAS, owners of real property and resident electors in the have applied to the City of Atlanta for annexation of certain property located within the Sandtown Community(Property), as more fully described in exhibit "B" attached hereto; and

WHEREAS, Zoning Procedures Law requires a municipality to complete the zoning process for Property to be annexed into the City with the exception of the final vote before the annexation of the Property; and

WHEREAS, the Property is currently zoned predominately R-3, with some commercial, with an Overlay in Fulton County; and

WHEREAS, the City of Atlanta wishes to adopt the zoning equivalent zoning and the existing overlay to minimize any potential impact on surrounding properties; and

WHEREAS, because of time restraints placed on the ability of municipalities to annex properties in South Fulton the City needs to truncate the current zoning process while still meeting the Zoning Procedures law requirements; and

WHEREAS, the adoption of the Sandtown Overlay as adopted by Fulton County is only for land annexed into the City on or before October 1, 2006 and is located in the Sandtown Community.

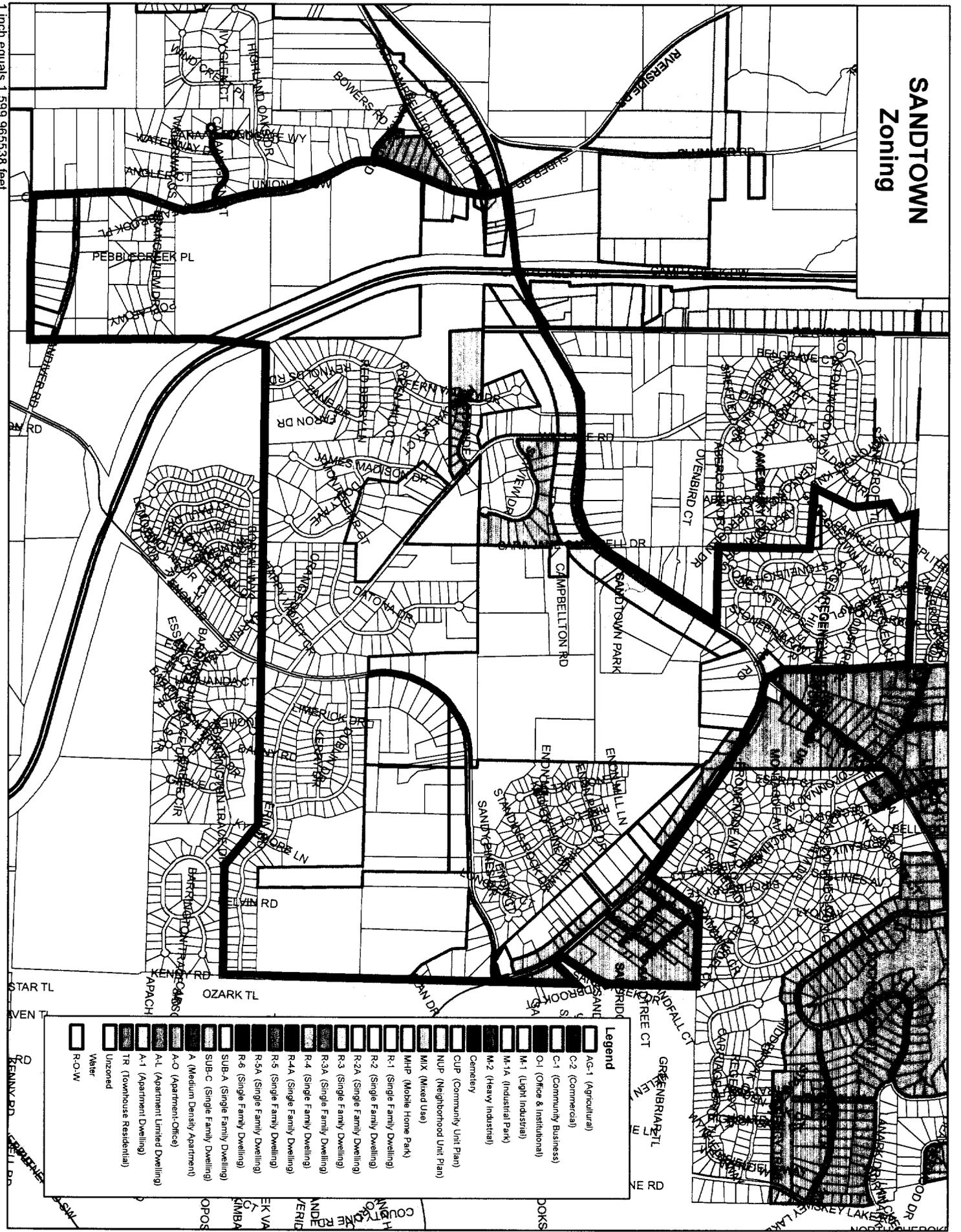
THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

Section 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the property located within the Sandtown Community, as shown on the attached Exhibit "B", be zoned in accordance with the attached map, R-2, R-3 and C-1 respectively, with the Sandtown Overlay as referenced in 16-18.001 et

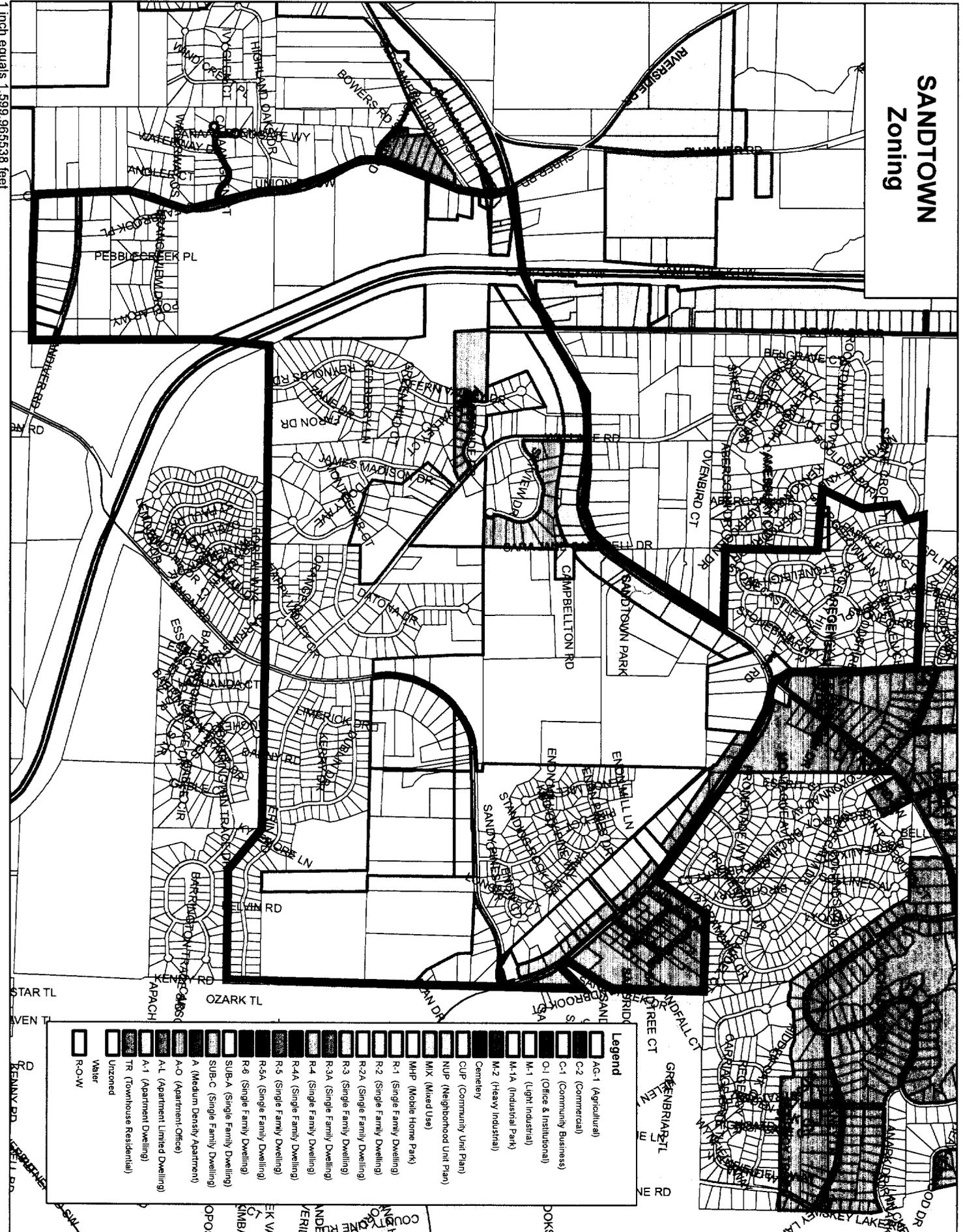
seq.

- Section 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in section 1 above, the Director, Bureau of Buildings, shall issue a building permit only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District Regulation variances can be approved only by the Board of Zoning Adjustment.
- Section 3.** That the official zoning maps of the City of Atlanta be changed to conform with the terms of this Ordinance.
- Section 4.** That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended to read as follows on exhibit "A" attached hereto.
- Section 5.** That the City zoning process is hereby amended to allow for the public hearing be heard at the City Council Zoning Committee instead of the Zoning Review Board for the purpose of Zoning annexed land only.
- Section 6.** All ordinances or parts of ordinances in conflict with the terms of this Ordinance are hereby waived to the extent of the conflict.

SANDTOWN Zoning



SANDTOWN Zoning

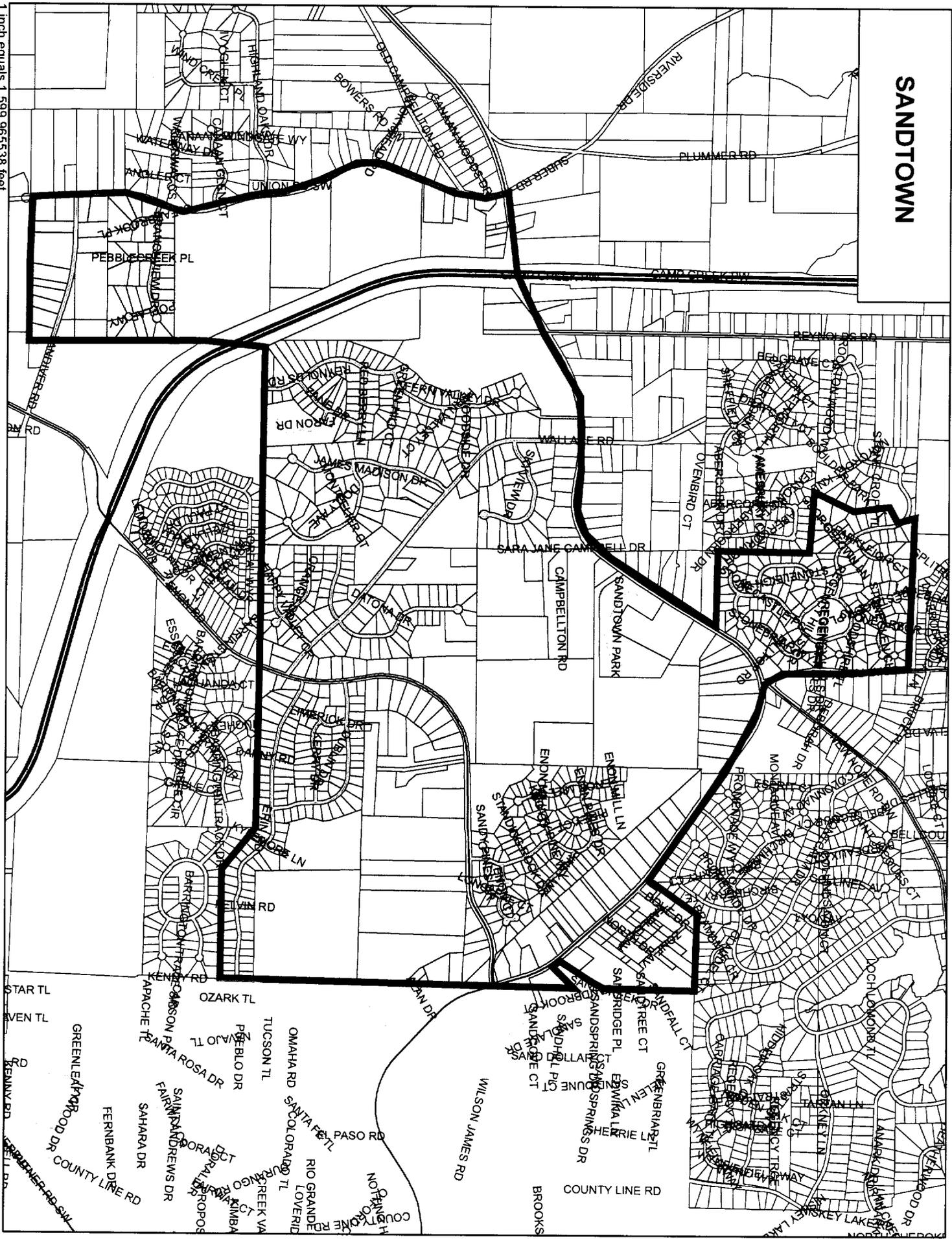


Legend

[Pattern]	Ag-1 (Agricultural)
[Pattern]	C-2 (Commercial)
[Pattern]	C-1 (Community Business)
[Pattern]	O-1 (Office & Institutional)
[Pattern]	M-1 (Light Industrial)
[Pattern]	M-1A (Industrial Park)
[Pattern]	M-2 (Heavy Industrial)
[Pattern]	Cemetery
[Pattern]	CUP (Community Unit Plan)
[Pattern]	NUP (Neighborhood Unit Plan)
[Pattern]	MIX (Mixed Use)
[Pattern]	MHP (Mobile Home Park)
[Pattern]	R-1 (Single Family Dwelling)
[Pattern]	R-2 (Single Family Dwelling)
[Pattern]	R-2A (Single Family Dwelling)
[Pattern]	R-3 (Single Family Dwelling)
[Pattern]	R-3A (Single Family Dwelling)
[Pattern]	R-4 (Single Family Dwelling)
[Pattern]	R-4A (Single Family Dwelling)
[Pattern]	R-5 (Single Family Dwelling)
[Pattern]	R-5A (Single Family Dwelling)
[Pattern]	R-6 (Single Family Dwelling)
[Pattern]	SUB-A (Single Family Dwelling)
[Pattern]	SUB-C (Single Family Dwelling)
[Pattern]	A (Medium Density Apartment)
[Pattern]	A-O (Apartment Office)
[Pattern]	A-L (Apartment Limited Dwelling)
[Pattern]	A-1 (Apartment Dwelling)
[Pattern]	TR (Townhouse Residential)
[Pattern]	Unzoned
[Pattern]	Water
[Pattern]	R-O-W

1 inch equals 1,599,965538 feet

SANDTOWN



1 inch equals 1,599,965,538 feet